



REDEVELOPMENT AGENCY AGENDA
MEETING OF: MARCH 3, 2004

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 10:09 A.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, L.B. McDONALD, MACK, WEEKLY, and MONCRIEF

ALSO PRESENT: DOUG SELBY, Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

City Hall Plaza, Posting Board
Court Clerk's Bulletin Board, City Hall
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 S. Grand Central Pkwy.
Grant Sawyer Building, 555 E. Washington Avenue
(10:09)
1-2284

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: MARCH 3, 2004

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: IAIN VASEY, ACTING

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETINGS OF JANUARY 7, 2004 AND JANUARY 21, 2004

MOTION:

REESE – APPROVED by Reference – UNANIMOUS

MINUTES:

There was no discussion.

(10:09)

1-2292

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MARCH 3, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: IAIN VASEY, ACTING

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING A REPORT FROM A WORLD MARKET CENTER LLC, REPRESENTATIVE, ON COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE AGENCY'S REDEVELOPMENT PLAN AS AGREED UPON IN THE OWNER PARTICIPATION AGREEMENT, APNs 139-33-610-004, 139-33-511-003, AND 139-33-511-004 - WARD 5 (WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

City Council requested an update from World Market Center, LLC on compliance with the employment plan. World Market Center, LLC, will build up to 7,500,000 s.f. of wholesale furniture showrooms, and related uses such as exhibition, office, and mixed-use space, over the 57 acre site.

RECOMMENDATION:

Redevelopment Agency to direct staff.

BACKUP DOCUMENTATION:

1. Employment Plan
2. Disclosure of Principals
3. Locator Map

Submitted at the meeting: two-page outline by Attorney Mark Fiorentino

MOTION:

MONCRIEF – APPROVED as recommended – UNANIMOUS

MINUTES:

CHAIRMAN GOODMAN declared the Public Hearing open.

IAIN VASEY, Acting Director, Business Development, reported

There was no further discussion.

CHAIRMAN GOODMAN declared the Public Hearing closed.

(10:10 – 10:11)

1-2360

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MARCH 3, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: IAIN VASEY, ACTING

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING EDMOND TOWN CENTER, A RETAIL SHOPPING CENTER TO BE CONSTRUCTED AT THE SOUTHWEST CORNER OF "H" STREET AND OWENS AVENUE, APN 139-28-503-024 - WARD 5 (WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Pursuant to the Second Amendment to the Disposition and Development Agreement between the Redevelopment Agency and Edmond Town Center, LLC ("Developer"), and pursuant to the amendment read into the record on January 7, 2004, the Developer is required to close on its Development Loan by March 5, 2004, commence construction by March 12, 2004, and complete construction by March 12, 2005. A representative of the Developer will be providing an update on whether these deadlines can be met.

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Disclosure of Principals
2. Locator Map

MOTION:

MONCRIEF – APPROVED as recommended – UNANIMOUS

MINUTES:

CHAIRMAN GOODMAN declared the Public Hearing open.

IAIN VASEY, Acting Director, Business Development, reported that

There was no further discussion.

CHAIRMAN GOODMAN declared the Public Hearing closed.

(10:10 – 10:11)

1-2360

AGENDA SUMMARY PAGE
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CITIZEN PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

ANTHONY HODGES, 6284 Mt. Rainier Avenue, submitted pictures and a newspaper article to demonstrate some of his accomplishments in this community and other communities.

(10:11 – 10:13/1:15)
1-2408/2-280

THE MEETING RECESSED AT 10:13 A.M., RECONVENED AT 1:05 P.M. FOR THE REPORT ON ITEM 2, AND ADJOURNED AT 1:07 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
February 26, 2004

Barbara Jo Ronemus, Secretary